

DATE

Paul D. Escott
Assistant City-Parish Attorney
Lafayette Legal Department
P.O. Box 80338
Lafayette, Louisiana 70598

Re: **Docket No. 2021-882B**
Advisory Opinion

Dear Mr. Escott,

The Louisiana Board of Ethics, at its meeting on March 4, 2022, considered your request for an advisory opinion regarding the recent amendment to the language of La. R.S. 42:1123(34) within the Code of Governmental Ethics (“Code”) as it applies to appointed members of the Lafayette Parish Planning & Zoning Commission.

FACTS PROVIDED

The Lafayette Consolidated Government (“LCG”) Home Rule Charter, Section 4-10, provides for the existence of the Lafayette Parish Planning & Zoning Commission (“Parish Commission”), which oversees the provisions of the Lafayette Development Code in that portion of Lafayette Parish outside the corporate limits of the City of Lafayette. The Parish Commission is comprised of five members who are appointed by the Lafayette Parish Council for five year terms.

The Lafayette Development Code, Article 4, Division 4, provides regulations for the subdivision process, which means the division of a lot, tract, or parcel of land into two or more lots for the purpose of sale or building development. The Development Code also provides regulations for the resubdivision process, which means the consolidation of two or more lots, tracts, or parcels of land into one lot. All applications for subdivision or resubdivision are submitted initially to the Lafayette Community Development & Planning Department. Once the applications are reviewed, they are referred to the Parish Commission for approval. Appeals from decisions of the Parish Commission are made to the Lafayette Parish Council.

PROHIBITED TRANSACTIONS

Generally, La. R.S. 42:1113B provides the following prohibition:

No appointed member of any board or commission, member of his immediate family, or legal entity in which he has a substantial economic interest shall bid on or

enter into or be in any way interested in any contract, subcontract, or other transaction which is under the supervision or jurisdiction of the agency of such appointed member.

La. R.S. 42:1102(2)(a)(vi) defines “agency” for public servants of political subdivisions to mean the agency in which the public servant serves ... Public servants of political subdivisions shall include public employees of municipalities, parishes, and other political subdivisions.

La. R.S. 42:1102(18)(a)(ii) defines “public employee” to mean anyone, whether compensated or not, who is appointed by an elected official when acting in an official capacity, and the appointment is to a post or position wherein the appointee is to serve the governmental entity or an agency thereof, either as a member of an agency, or as an employee thereof.

La. R.S. 42:1102(23) defines a “transaction involving the governmental entity” to mean:

Any proceeding, application, submission, request for a ruling or other determination, contract, claim, case, or other such particular matter which the public servant or former public servant of the governmental entity in question knows or should know:

- (a) Is, or will be, the subject of action by the governmental entity.
- (b) Is one to which the governmental entity is or will be a party.
- (c) Is one in which the governmental entity has a direct interest. A transaction involving the agency of a governmental entity shall have the same meaning with respect to the agency.

§1123(34) EXCEPTION

The Louisiana Legislature, in La. R.S. 42:1123(34), created an exception to the Code for transactions involving an application for the subdivision and resubdivision of property. By Act 340 of the 2021 Regular Session, effective August 1, 2021, R.S. 42:1123(34) was amended and now provides that the Code shall not preclude:

A member of a municipal or parish governing authority, **an appointed member of a planning or zoning or appeals board or commission of a parish or municipality**, or a member of such public servant's immediate family **or a legal entity in which any such person has an interest** from making application for the approval of the subdivision or resubdivision of property and for the zoning of such property or for a building permit and any inspections performed pursuant thereto, **provided that all of the following requirements are met:**

- (a) The zoning of such subdivided property shall not be less restrictive than the zoning of the original parcel.
- (b) The subdivision, resubdivision, or zoning of such property shall be for residential purposes only.

(c) The application or applications submitted by or on behalf of the public servant, a member of his immediate family, or legal entity, collectively, shall be limited to the subdivision, resubdivision, or zoning of not more than twelve lots per calendar year and the construction of not more than twelve residential units per calendar year.

(d) No public funds shall be used to construct any infrastructure for the use or benefit of such property or development.

(e) The public servant shall file written notice containing all details regarding the transaction deemed necessary by the Board of Ethics with his governing authority or board or commission and with the Board of Ethics no later than ten days prior to any hearing pertaining to any such application, or if no hearing is held pertaining to such application, shall file such notice at least ten days prior to final action on any such application.

(f) The public servant shall recuse himself from any vote related to such application and shall not participate in any other aspect of the application or transaction.

AGENCY

Pursuant to R.S. 42:1102(18)(a)(ii) and 42:1102(2)(a)(vi), the appointed members of the Parish Commission are “public employees” and their “agency” is the Parish Commission.

QUESTION 1

Whether the Code would prohibit an appointed Parish Commission member from submitting an application for the subdivision or resubdivision of property in Lafayette Parish?

Generally, 1113B prohibits a Parish Commission member, an immediate family member, and a legal entity in which he has a substantial economic interest, from entering into, or being in any way interested in a transaction that is under the supervision or jurisdiction of the Parish Commission. However, the provisions in 1123(34) provide a limited exception to allow a Parish Commission member, an immediate family member, or a legal entity in which he has a substantial economic interest, to submit, or be any way interested in, an application for subdivision or resubdivision of property to the Parish Commission, **provided that all requirements of 1123(34) are met.**

QUESTION 2

Whether the Code would prohibit an appointed Parish Commission member from applying for a zoning modification with the Board of Zoning Adjustment? You stated that the Parish Commission has no authority over zoning applications or the Board of Zoning Adjustment, as it is a separate entity of Lafayette Consolidated Government.

Section 1113B would not prohibit an appointed member of the Parish Commission from applying for a zoning modification with the Board of Zoning Adjustment, since that application is not under the supervision or jurisdiction of the Parish Commission.

QUESTION 3

Whether the Code would prohibit an appointed Parish Commission member from submitting an application to subdivide non-residential property located in Lafayette Parish outside of the corporate limits of the City of Lafayette?

The exception in 1123(34) expressly states that the subdivision, resubdivision, or zoning of such property **shall be for residential purposes only**. The 1123(34) exception would not apply in this situation. As a result, 1113B would prohibit an appointed member of the Parish Commission from submitting, or being any way interested in, an application to subdivide non-residential property to the Parish Commission.

QUESTION 4

Whether the Code would prohibit an appointed Parish Commission member from submitting applications involving more than twelve lots located in Lafayette Parish outside of the corporate limits of the City of Lafayette per calendar year?

The exception in 1123(34) expressly states that the application or applications submitted by or on behalf of the public servant, a member of his immediate family, or legal entity, collectively, shall be limited to the subdivision, resubdivision, or zoning of **not more than twelve lots per calendar year and the construction of not more than twelve residential units per calendar year**. The 1123(34) exception would not apply in this situation. As a result, 1113B would prohibit an appointed member of the City Commission from submitting, or being any way interested in, an application to subdivide any lots or units in excess of twelve per calendar year to the Parish Commission.

QUESTION 5

Whether the Code would prohibit an appointed Parish Commission member from applying for a building permit with the Permits and Codes Division within the Lafayette Community Development and Planning Department? The Parish Commission has no approval authority or supervision over building permits.

An appointed member of the Parish Commission would not be prohibited by 1113B from applying for building permits, since the building permits are not under the supervision or jurisdiction of the Parish Commission.

QUESTION 6

Whether the Code would prohibit a real estate development company, in which an appointed Parish Commission member is a part owner, from requesting approval of a preliminary plat for the development of commercial property in Lafayette Parish to the Parish Commission?

The exception in 1123(34) expressly states that the subdivision, resubdivision, or zoning of such property **shall be for residential purposes only**. The 1123(34) exception would not apply in this situation. As a result, 1113B would prohibit a company, in which an appointed member of the

Parish Commission has a substantial economic interest, from submitting, or being any way interested in, an application for approval of a preliminary plat for the development of commercial property located in Lafayette Parish, but outside of the corporate limits of the City of Lafayette.

QUESTION 7

Whether the Code would prohibit a real estate development company, in which an appointed Parish Commission member is a part owner, from requesting approval of a preliminary plat for the development or rezoning of commercial property in in the City of Lafayette to the Lafayette City Planning & Zoning Commission?

A company, in which an appointed member of the Parish Commission has a substantial economic interest, would not be prohibited by 1113B from applying for preliminary plat approval or rezoning of commercial property to the Lafayette City Planning & Zoning Commission as those transactions are not under the supervision or jurisdiction of the Parish Commission.

QUESTION 8

Whether the Code would prohibit an appointed Parish Commission member from applying to the Board of Zoning Adjustment for a variance on commercial property located in the City of Lafayette? The Board of Zoning Adjustment is a separate entity from the Parish Commission.

An appointed member of the Parish Commission would not be prohibited by 1113B from applying for a variance on commercial property with the Board of Zoning Adjustment, as that transaction is not under the supervision or jurisdiction of the Parish Commission.

QUESTION 9

Whether a prohibited transaction under 1113B would be cured by the recusal of the appointed Parish Commission member?

The Board concluded that recusal as to an application that does not meet the requirements of 1123(34) does not cure a potential violation of the Code.

QUESTION 10

Whether the Code would require an appointed member of the Parish Commission to resign from their public position to avoid a potential violation of the Code?

The Board noted that the Code does not require resignation. Instead, an appointed member can choose not to undertake the conduct which would be a violation of the Code. However, if an appointed member of the Parish Commission chooses to resign in an attempt to prevent a potential violation of any provision of the Code, the post-employment restrictions of the Code will apply. If a member has a question as to the application of these provisions to transactions with their former agency, they should seek an advisory opinion on the issue.

CONCLUSION

The Board concluded, and instructed me to inform you, that all of the requirements of 1123(34)(a) – (f) must be met in order for the exception to apply to prevent a violation of 1113B.

The Board further noted that with each of these questions, any analysis as to a specific public servant is highly fact specific as to whether a violation of the Code may occur. Each public servant should request an advisory opinion regarding their specific circumstances.

This advisory opinion is based solely on the facts as set forth herein. Changes to the facts as presented may result in a different application of the provisions of the Code of Governmental Ethics. The Board issues no opinion as to past conduct and or to laws other than the Code of Governmental Ethics, the Campaign Finance Disclosure Act, the Lobbyist Disclosure Acts, and the conflict of interest provisions contained in the Louisiana Gaming Control Law.

If you have any questions, please contact me at (800) 842-6630 or (225) 219-5600.

Sincerely,

LOUISIANA BOARD OF ETHICS

David M. Bordelon
For the Board

DISCLAIMER
This is a draft opinion and it is **NOT** an opinion of the Louisiana Board of Ethics. No party may rely on the facts or conclusions. The analysis and conclusions herein are provided for discussion purposes only, and are subject to change or revision at the meeting of the Board of Ethics at which this matter is considered.